



NORTH PARK WELLNESS CENTER

FAYETTEVILLE - ATLANTA SUBMARKET
MOVE-IN READY SUITES | ±1,127 SF - ±1,535 SF

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In this brochure, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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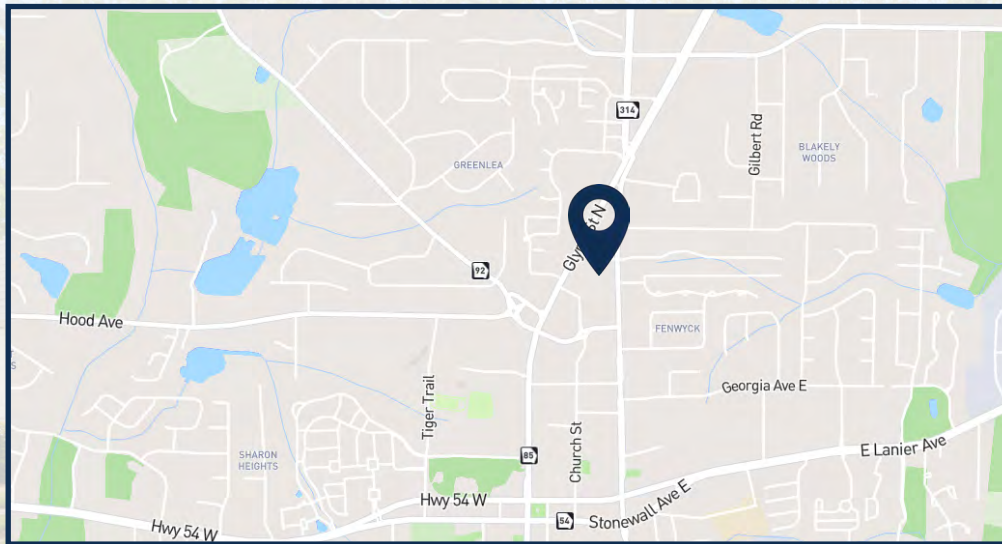
PROPERTY OVERVIEW

NORTH PARK WELLNESS CENTER

Excellent location for wellness-oriented businesses in the popular city of Fayetteville just south of the Atlanta Airport. Move-in ready suites available from ±1,127 to ±1,535 SF. Great synergy with a strong mix of wellness tenants including Primary Care, Pediatrics, Dentistry, Physical Therapy, and Specialty Practices.

Located minutes from Piedmont Fayette Hospital and surrounded by thriving residential neighborhoods, the property benefits from high patient demand, excellent visibility, and convenient access to Highway 54 and GA-85. Fayetteville continues to grow as a healthcare hub, supported by an expanding population, top-rated schools, and strong household incomes. Enjoy proximity to a wide range of dining and retail options at the Pavilion and Fayetteville's revitalized Town Square, making this an ideal location for both patients and providers.

This property delivers a professional, patient-friendly environment—all at competitive lease rates.



Address	98-128 North Park Drive Fayetteville, GA 30214
Available Suites	Suite 112: ±1,535 SF Suite 126: ±1,127 SF
Lease Rate	\$14/SF/YR Base rent + \$4.75/SF/YR CAM



PROPERTY INFORMATION

BUILDING

ADDRESS	98-128 North Park Dr, Fayetteville, GA 30214
COUNTY	Fayette
BUILDING SIZE	±24,487 SF
YEAR BUILT	1978
NUMBER OF FLOORS	1
CENTER NAME	North Park Wellness Center

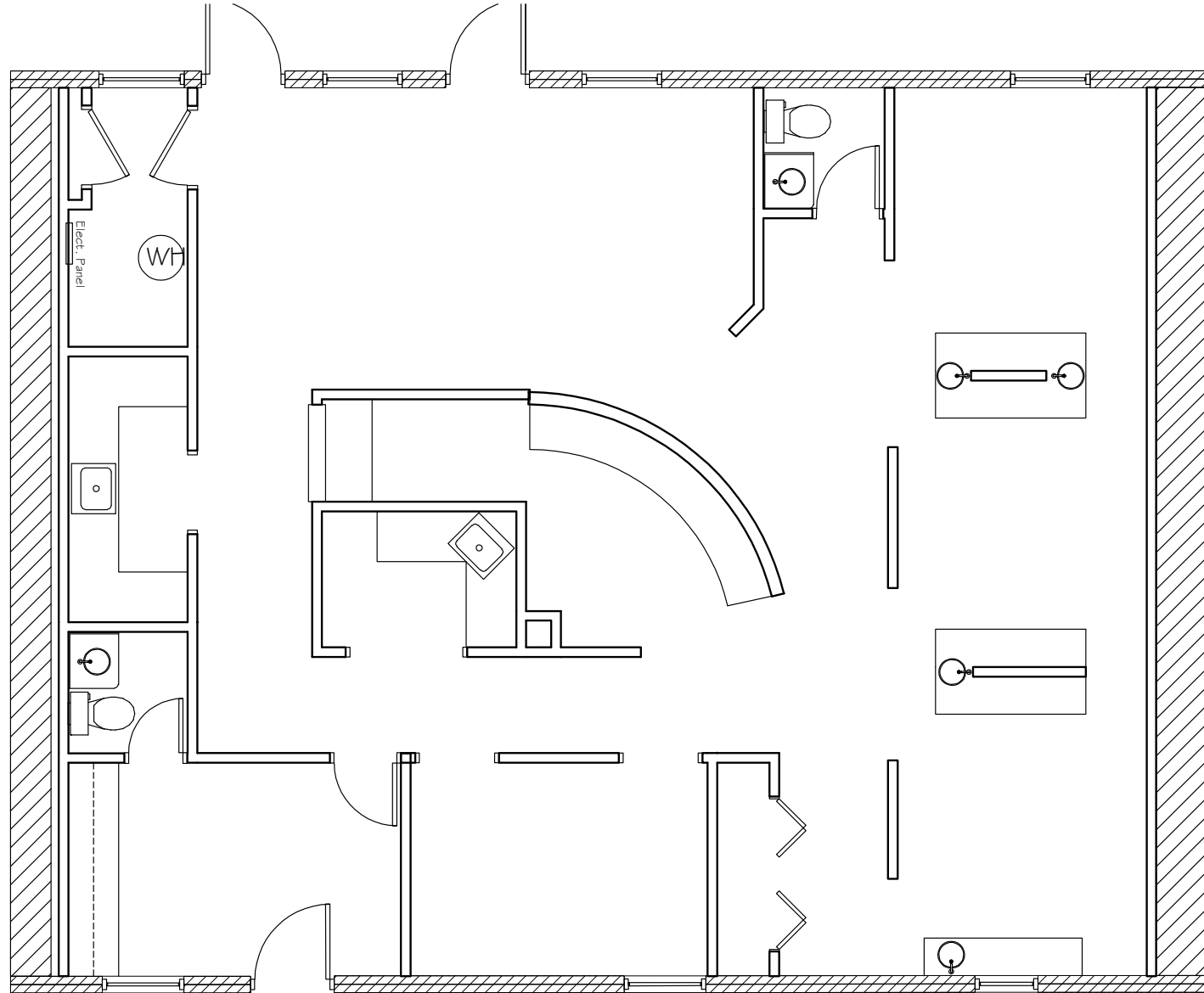
SITE

ZONING	C-2
SITE SIZE	±3.33 Acres
PARCEL ID	05-30-03-020
PARKING SPACES	±65 Spaces = 2.68:1,000 Ratio



FLOOR PLAN - SUITE 112

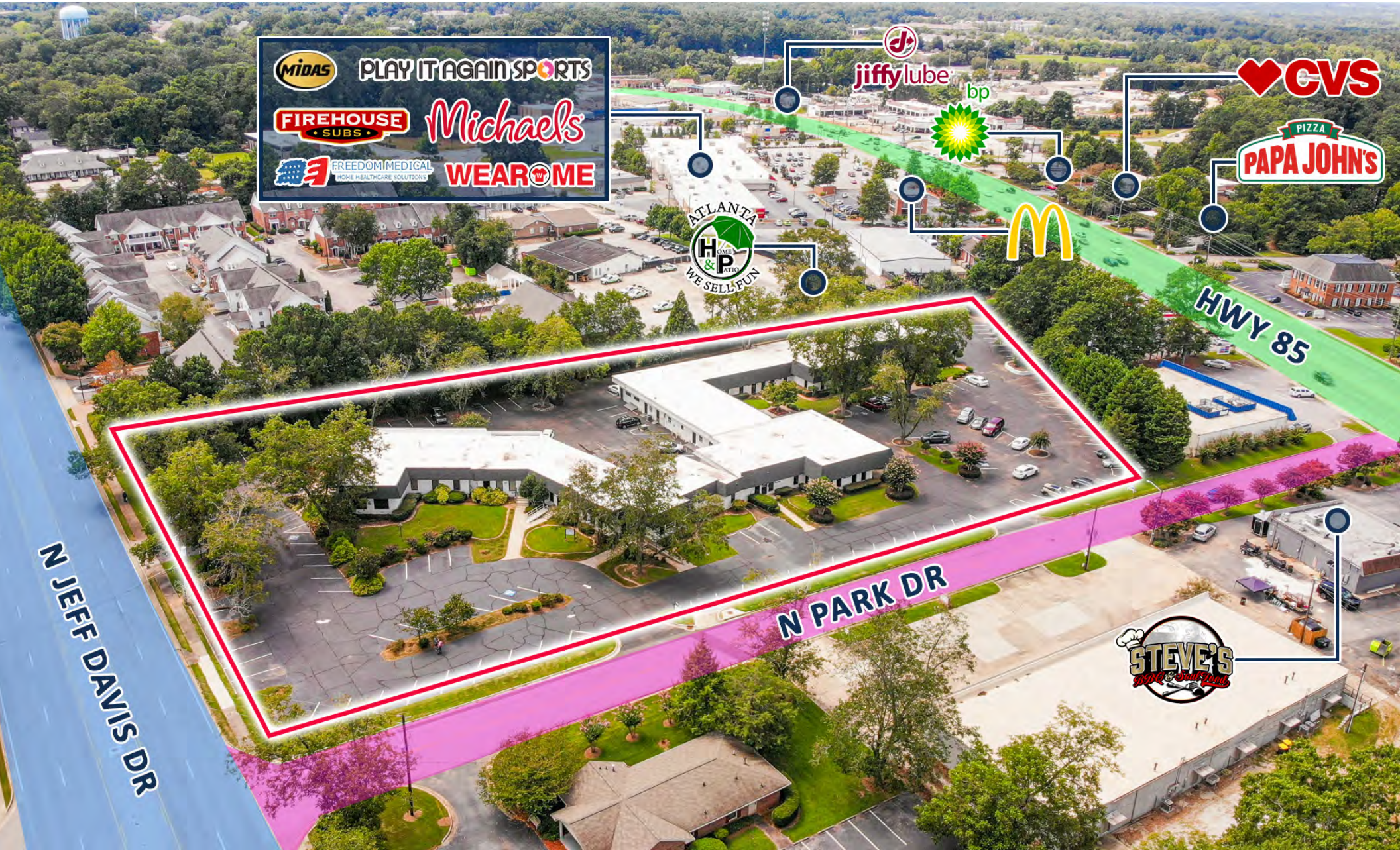
±1,535 SF



PHOTOS



AERIALS



AERIALS



IN THE AREA - RETAIL



IN THE AREA - MEDICAL



FAYETTEVILLE, GA



Fayetteville, Georgia, founded in 1823, has grown from a small crossroads into a thriving city known for its balance of historic charm and modern economic growth. With about 19,000 residents and a median household income of over \$82,000, the city is home to Trilith Studios, one of the state's largest film and television campuses, and has plans for one of the world's largest data centers. Its economy is anchored by industries such as healthcare, retail, transportation, and professional services, while new projects aim to strengthen housing, retail, and tourism.

The city is pursuing a five-year economic plan, "Re-Imagining Fayetteville," which emphasizes sports tourism, creative services, technology, and hospitality. Recent investments include revitalizing downtown spaces like Travis Alley, creating micro-apartments to address housing needs, and awarding over \$1.2 million in development grants. These initiatives reflect Fayetteville's transformation into a regional hub for business, culture, and innovation while maintaining its small-town character.

DEMOGRAPHICS	1-Mile	5-Mile	10-Mile
Population	6,106	75,846	381,432
Households	2,561	28,699	147,703
Avg. Household Income	\$95,551	\$113,597	\$102,517
Total Annual Healthcare Spending	\$14,514,588	\$216,456,366	\$956,587,122
Population 50+	41%	39.2%	33.9%
Visited Doctor/12 Months	4,0561	47,266	220,891

Source: Esri 2025

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 TOP TRAVELED AIRPORT IN THE WORLD



\$270 BILLION GDP IN METRO-ATLANTA



16 FORTUNE 500 HQ IN ATLANTA



TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS

TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”

- DISCOVER ATLANTA



#9 LARGEST METRO AREA IN THE U.S. 2024

- U.S. CENSUS BUREAU POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

46%
Gen Z
Population

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

CONTACT INFORMATION

BROKER PROFILES



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Megan Daley is a part of a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan works with experienced agents Jared Daley and Angie Sarris to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team, with over 17 years of experience, offers deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



JARED DALEY
Commercial Real Estate Broker
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Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than four hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate.



ANGIE SARRIS
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Angie assists public and private equity clients, REITs, and developers with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in the metro Atlanta area.

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

